

RESOLUTION NO. 2024-445

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND FINAL RELEASE OF LIEN ASSOCIATED WITH THE WATER REUSE SYSTEM TO SERVE BEACON LAKE PHASE 3A.

RECITALS

WHEREAS, The Meadow View at Twin Creeks, a community development district, has executed and presented to the County a Bill of Sale with a Schedule of Values, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying all personal property associated with the water reuse system to serve Beacon Lake Phase 3A; and

WHEREAS, Hughes Brothers Construction, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien for work performed at Beacon Lake Phase 3A, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "C", incorporated by reference and made a part hereof.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Bill of Sale and Final Release of Lien, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

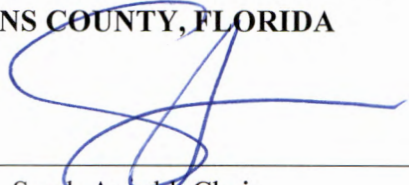
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to record the Final Release of Lien in the Official Records and file the Bill of Sale in the Public Records of St. Johns County, Florida.

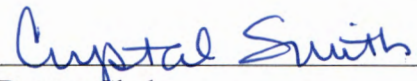
PASSED AND ADOPTED this 15th day of October, 2024.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: _____


Sarah Arnold, Chair

ATTEST: Brandon J. Patty, Clerk of
the Circuit Court & Comptroller


Deputy Clerk

Rendition Date OCT 15 2024



Exhibit "A" to the Resolution

BILL OF SALE
UTILITY IMPROVEMENTS
for

BEACON LAKE - PHASE 3A

Heartwood 23, LLC, a Florida limited liability company, whose address is 401 East Las Olas Boulevard, Suite 800 Fort Lauderdale, Florida 33301, hereinafter, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

"SEE EXHIBIT A - SCHEDULE OF VALUES FOR BEACON LAKE PHASE 3A"
REUSE ONLY

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 23 of Nov, 2020

WITNESS:

Marcy McBride
Witness Signature

Marcy McBride
Print Witness Name

OWNER:

[Signature]
Owner's Signature

Bruce J. Parker
Print Owner's Name

STATE OF FLORIDA
COUNTY OF BLAUVELL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of November, 2020, by Bruce J. Parker as VP for Heartwood 23, LLC.

Marcy McBride
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Beacon Lake Phase 3A Onsite
 Contractor: Hughes Brothers Construction, Inc.
 Developer: Meadow View at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
4" PVC DR 18	LF	2030	\$ 10.40	\$ 21,112.00
4" HDPE SDR 11	LF	850	\$ 19.30	\$ 16,405.00
6" PVC DR 18	LF	1060	\$ 15.00	\$ 15,900.00
6" HDPE SDR 11	LF	65	\$ 32.50	\$ 2,112.50
8" PVC DR 18	LF	2000	\$ 20.70	\$ 41,400.00
8" HDPE SDR 11	LF	50	\$ 41.70	\$ 2,085.00
10" PVC DR 18	LF	195	\$ 31.60	\$ 6,162.00
10" HDPE SDR 11	LF	280	\$ 58.00	\$ 16,240.00
12" PVC DR 18	LF	2395	\$ 35.00	\$ 83,825.00
Fittings	LS	1	\$ 33,623.10	\$ 33,623.10
Reuse Valves (Size and Type)				
4" Gate Valve	EA	6	\$ 850.00	\$ 5,100.00
6" Gate Valve	EA	1	\$ 990.00	\$ 990.00
8" Gate Valve	EA	4	\$ 1,400.00	\$ 5,600.00
12" Gate Valve	EA	3	\$ 2,530.00	\$ 7,590.00
Hydrant Assemblies (Size and Type)				
2" Flushing Hydrant	EA	5	\$ 1,500.00	\$ 7,500.00
Sevices (Size and Type)				
Single Reuse Service	EA	7	\$ 880.00	\$ 6,160.00
Double Reuse Service	EA	66	\$ 1,170.00	\$ 77,220.00
2" Service	EA	2	\$ 1,218.35	\$ 2,436.70
Total Reuse System Cost				\$ 351,461.30

Exhibit "B" to the Resolution

FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS



The undersigned lienor, in consideration of the sum of \$351,461.30 hereby waives and releases its lien and right to claim a lien for the Reuse labor, services or materials furnished through December 3, 2020 to Meadow View at Twin Creeks CDD to the following described property:

**"SEE EXHIBIT A - SCHEDULE OF VALUES FOR BEACON LAKE PHASE 3A"
REUSE ONLY**

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 4th of DEC 2020

WITNESS:

Rhett J Nowlin
Witness Signature

RHETT NIEWINSKI
Print Witness Name

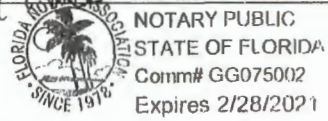
OWNER:

[Signature]
Lienor's Signature

CHAD HUGHES
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF Sumter

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of December, 2020, by Chad Hughes as President for [Signature] - Rachael Mundorff



[Signature]
Notary Public
My Commission Expires: 2/28/21

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Beacon Lake Phase 3A Onsite
Contractor:	Hughes Brothers Construction, Inc.
Developer:	Meadow View at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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Total Reuse System Cost				\$ 351,461.30

Exhibit "C" to the Resolution



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: September 9, 2024
SUBJECT: Beacon Lake Phase 3A (ASBULT 2020000132)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values and Release of Lien for Reuse. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Beacon Lake Phase 3A.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



2023 Aerial Imagery

Date: 9/13/2024

Beacon Lake
Phase 3A

Bill of Sale and Final
Release of Lien



Land Management
Systems

(904) 209-0798

Disclaimer:

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.